

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes \_\_\_\_\_  
no ☒

Property Name: Columbia Forest/Meadowbrook Village Subdivision Inventory Number: M: 35-145  
Address: Portions of Sleaford Place, Chelton, Newdale & Sleaford Roads,  
East-West Highway, Kentbury & Lynnbrook Drives, and Kentbury  
Way Historic district: X yes \_\_\_\_\_ no  
City: Chevy Chase Zip Code: 20814 County: Montgomery  
USGS Quadrangle(s): Washington West  
Property Owner: multiple Tax Account ID Number: multiple  
Tax Map Parcel Number(s): multiple Tax Map Number: multiple  
Project: Purple Line Transit Study Agency: Maryland Transit Administration  
Agency Prepared By: John Milner Associates, Inc.  
Preparer's Name: Courtney Clark and Sarah Traum Date Prepared: 1/31/2012  
Documentation is presented in: MHT Determination of Eligibility Form, prepared by Margaret Slater, September 4, 2002.  
Preparer's Eligibility Recommendation: \_\_\_\_\_ Eligibility recommended X Eligibility not recommended  
Criteria: A B C D Considerations: A B C D E F G  
*Complete if the property is a contributing or non-contributing resource to a NR district/property:*  
Name of the District/Property: \_\_\_\_\_  
Inventory Number: \_\_\_\_\_ Eligible: \_\_\_\_\_ yes Listed: \_\_\_\_\_ yes  
Site visit by MHT Staff \_\_\_\_\_ yes X no Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Description of Property and Justification:** *(Please attach map and photo)*

The Columbia Forest and Meadowbrook Village Subdivisions are located in Chevy Chase, Maryland and bounded by Chelton Road on the west, Lynnbrook Drive and Newdale Road on the north, the Columbia Country Club and Georgetown Branch Trail (former Georgetown Branch of the B&O Railroad) on the east, and the East-West Highway on the south. The gently curving streets within these subdivisions include Kentbury Drive, Sleaford Road, Sleaford Place, and Kentbury Way.

The properties included within this subdivision include:

7703-7701, 7809-7805, 7923-7901 (odd addresses only) Chelton Road

4215-4233 (odd addresses only) East-West Highway

4300-4302, 4304-4311, 4313-4328, 4330, 7900-7903, 7905, 7907-7911, 7913, 7915, 7917, 7919, 7921, 8002-8005, 8007, 8009, 8011 Kentbury Drive

1-2, 4-6, 8-12, 14, 16-18, 20-22, 24-25 Kentbury Way

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_ Eligibility not recommended X  
Criteria: A B C D Considerations: A B C D E F G

**MHT Comments:**

John Zalusko  
Reviewer, Office of Preservation Services

Blunt  
Reviewer, National Register Program

4/2/12  
Date

4/2/12  
Date

201204753

4300, 4303-4305, 4307-4312, 4314-4316, 4318, 4320, 4322, 7900-7911, 7914-7918, 7920, 7922 Lynnbrook Drive  
8001-8013 (odd addresses only) Newdale Road  
7900-7921 Sleaford Place  
4300, 4302, 4306, 4308, 4221, 4218 Sleaford Road

These subdivisions were platted in the early 1940s as part of the suburban development of Chevy Chase. Both were built and developed by Meadowbrook, Inc. This company, with Monroe Warren as its president, also developed subdivisions in Arlington and Prince George's Counties. In the 1941 Real Estate Atlas (Klinge 1941) only a handful of houses bordering East-West Highway had been constructed. The streets of Columbia Forest were shown as dashed lines in this atlas. Plats for the remainder of the subdivision were filed in August 1940 (Kentbury Drive; Plat 1409), May 1941 (Kentbury Drive, Kentbury Way, Lynnbrook Drive, Newdale Road, Sleaford Place, and Sleaford Road; 1445), and June 1941 (Kentbury Drive, and Lynnbrook Drive; Plat 1425) (Montgomery County Land Survey, Subdivision, and Condominium Plats).

A 1942 advertisement for Columbia Forest describes the subdivision as "the new restricted development." The ad goes on to describe the homes as "new detached brick homes - 3 bedrooms - all large rooms - some on large corner lots" and "within easy walking distance of transportation - schools - churches - stores" (Washington Post 1942).

Many of the approximately 100 houses within these subdivisions date from the original platting of the neighborhood. These mid-twentieth century houses are on lots with uniform setbacks, grassy lawns, and mature trees and sidewalks along the street frontage. The lots are largely of the same size, with corner lots appearing slightly larger. These houses are two stories tall and of brick construction with Colonial Revival details. The houses share a uniform plan. Variations among the houses include roof orientation (gable-front, side gabled, or gambrel) and porch details. There is a section of new houses along the south side of Newdale Road as well as scattered modern infill development throughout the subdivisions. Many of the original houses have been modified with additions to the side and rear of the original core, as well as changes in exterior materials and fenestration patterns.

The 4300 and 4700 blocks of Kentbury Drive were assessed and evaluated for listing in the National Register of Historic Places in September 2002. At that time, the resource was recommended not eligible. It was stated as not being significant within the historical development of suburbs in Montgomery County, and not an excellent example of suburban-type development from this era. Further, its architecture was not felt to be a significant representation of any particular type for a suburb (Slater). Representatives from MHT concurred with this recommendation between November 2002 and January 2003.

JMA expanded the boundaries of this resource to include the complete subdivision sections developed concurrently with the previously documented resource (Kentbury Drive). JMA also recommends this resource as not eligible for listing in the Maryland Inventory of Historic Places and the National Register of Historic Places.

Columbia Forest / Meadowbrook Village Subdivisions are typical of modest, planned, post-World War II automobile suburbs of the Washington, D.C. metro area. This subdivision is not an early example of such, nor is it innovative in design or development. These subdivisions are not known to be associated with other events that have made a significant contribution to the broad patterns of history. JMA recommends this resource not eligible under Criterion A.

Columbia Forest and the Meadowbrook Village Subdivisions were developed and built in the early 1940s by Meadowbrook, under Monroe Warren. Mr. Warren and Meadowbrook were typical of small developer-builders in post-World War II Washington, D.C., and are not significant in the suburban development of Maryland. Therefore, JMA recommends this resource not eligible under

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

Criteria: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D Considerations: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_ E \_\_\_ F \_\_\_ G

MHT Comments:

\_\_\_\_\_  
Reviewer, Office of Preservation Services\_\_\_\_\_  
Date\_\_\_\_\_  
Reviewer, National Register Program\_\_\_\_\_  
Date

## Criterion B.

Architecturally, the dwellings, both individually and collectively, have undergone too many alterations and modifications to be considered outstanding for their period of construction. Alterations include bay replacements, small additions and/or enclosures to the side walls, and porch or entrance façade alterations. Overall, this area lacks integrity of design, materials, workmanship, and feeling and JMA recommends it not eligible under Criterion C.

Investigation of National Register eligibility under Criterion D was not considered as part of this study.

## References cited:

Klinge, Frank H. M.

1941 Atlas of Montgomery County, Maryland (vol. 1). Frank H. M. Klinge, Lansdale, Pennsylvania.

Montgomery County Land Survey, Subdivision, and Condominium Plats

1940-1941 Montgomery County Land Survey, Subdivision, and Condominium Plats. On file at the Montgomery County Circuit Court. [http://plato.mdarchives.state.md.us/msa/stagser/s1500/s1529/cfm/dsp\\_plats.cfm?county=mo](http://plato.mdarchives.state.md.us/msa/stagser/s1500/s1529/cfm/dsp_plats.cfm?county=mo). Accessed 27 January 2012.

Slater, Margaret

2002 Maryland Historical Trust, Determination of Eligibility Form: Columbia Forest/Meadowbrook Village Subdivisions, Bethesda, MD. Prepared September 4, 2002. On file at the Maryland Historical Trust Library, Crownsville, Maryland.

Washington Post

1942 "Only Five Homes Left in Columbia Forest" Washington Post. 12 July:R2.

## MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

Criteria: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D Considerations: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_ E \_\_\_ F \_\_\_ G

MHT Comments:

\_\_\_\_\_  
Reviewer, Office of Preservation Services

\_\_\_\_\_  
Date

\_\_\_\_\_  
Reviewer, National Register Program

\_\_\_\_\_  
Date

Columbia Forest/Meadowbrook Village Subdivision (M: 35-145)  
Chevy Chase, Montgomery County, MD  
Montgomery County Parcels

Columbia Forest/Meadowbrook Village Subdivision (M: 35-145)





**Columbia Forest/Meadowbrook Village Subdivision (M: 35-145)**

Chevy Chase, Montgomery County, MD

USGS Kensington Quad, 1979

USGS Washington West Quad, 1983

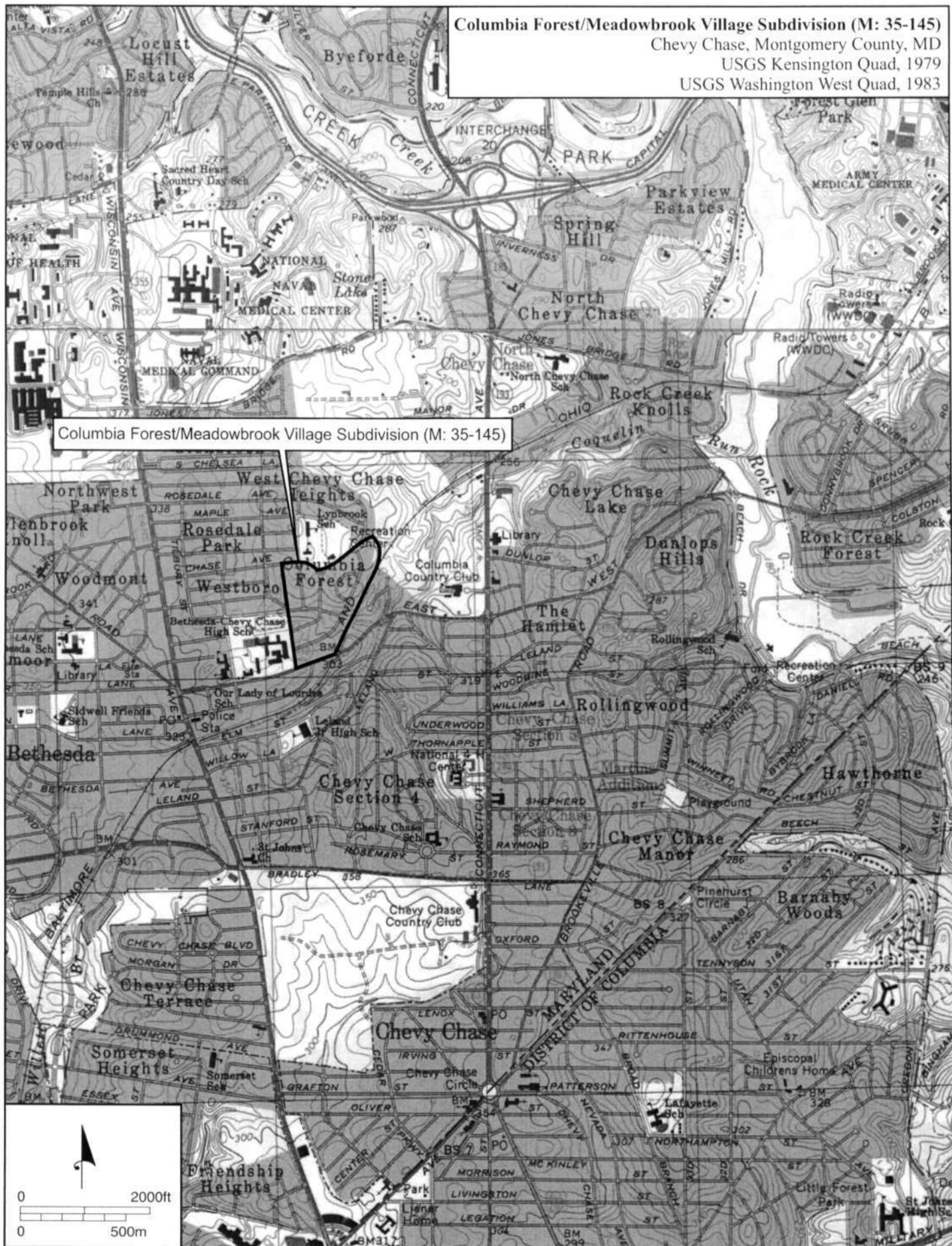


Photo Log for

**M: 35-145, Columbia Forest/Meadowbrook Village Subdivision**

Image File Name	Description of the view
M; 35-145_2011-05-25_01	Streetscape showing 4318, 4320, and 4322 Kentbury Drive; view toward southwest.
M; 35-145_2011-05-25_02	Streetscape showing 4311, 4309, and 4307 Kentbury Drive; view toward northeast.
M; 35-145_2011-05-25_03	Streetscape showing 4309, 4307, 4310, 4308, and 4306 Kentbury Drive; view toward northeast.
M; 35-145_2011-05-25_04	Streetscape showing 7921 and 7919 Kentbury Drive; view toward south.
M; 35-145_2011-05-25_05	Streetscape showing 7910 and 7908 Kentbury Drive; view toward southwest.
M; 35-145_2011-05-25_06	Streetscape showing 7913, 7911, and 7909 Kentbury Drive; view toward southeast.
M; 35-145_2011-11-30_07	North side of East-West Highway, east of Chelton Road; view toward northeast.
M; 35-145_2011-11-30_08	4219 East-West Highway; view toward north.
M; 35-145_2011-11-30_09	East side of Chelton Road, north of Sleaford Road; view toward northeast.
M; 35-145_2011-11-30_10	South side of Lynnbrook Drive, south of Sleaford Road; view toward south.
M; 35-145_2011-11-30_11	West side of Lynnbrook Drive, north of Sleaford Road; view toward north.
M; 35-145_2011-11-30_12	North side of Kentbury Way; view toward northwest.
M; 35-145_2011-11-30_13	8005 Newdale Road, modern infill construction; view toward southeast.

Ink and Paper Combination used to create the prints:

**HP Vivera ink on HP Premium Plus Paper**

Brand, Make, and Dye type of the CD-R GOLD:

**Falcon Pro CD-R, CD-R Falcon 24K Gold Archival**



M: 35-145

Columbia Forest/Meadowbrook Village Subdivision

Montgomery County, MD

C. Clark

May 2011.

MD SHPD

Streetscape showing 4318, 4320, and 4322 Kentbury  
Drive, view toward southwest.

1/13

M; 35-145-2011-05-25-01





M: 35-145

Columbia Forest/Meadowbrook Village Subdivision

Montgomery County, MD

C. Clark

May 2011

MR SHPO

Streetscape showing 4311, 4309, and 4307 Kentbury  
Drive; view toward northeast.

2/13

M: 35-145-2011-05-25-02



M: 35-145

Columbia Forest/Meadowbrook Village Subdivision  
Montgomery County, MD

C. Clark

May 2011

MD SHPD

Streetscape showing 4301, 4307, 4310, 4308, and 4304  
Kentbury Drive; view toward Northeast.

3/13

M: 35-145\_2011-06-25-03





M: 35-145

Columbia Forest/Meadowbrook Village subdivision  
Montgomery County, MD

C. Clark

May 2011

MD SHPO

Streetscape showing 7921 and 7919 Kentbury Drive;  
view toward south.

4/13

M: 35-145-2011-05-25-04



M: 35-145

Columbia Forest/ Meadowbrook Village Subdivision  
Montgomery County, MD

C. Clark

May 2011

MD SHPO

Streetscape showing 7910 and 7908 Kentbury Drive;  
view toward southwest.

5/13

M; 35-145\_2011-05-25-05



M: 35-145

Columbia Forest / Meadowbrook Village Subdivision

Montgomery County, MD

C. Clark

May 2011

MD SHPO

Streetscape showing 7913, 7911, and 7909 Kentbury  
Drive; view toward southeast.

6/13

M: 35-145-2011-05-25-06





M: 35-145

Columbia Forest/Meadowbrook Village Subdivision  
Montgomery County, MD

J. Bunch

November 2011

MD STPD

North side of East-West Highway, east of Chelton Road;  
view toward northeast.

7/13

M: 35-145-2011-11-30-07



M: 35-145

Columbia Forest/Meadowbrook Village Subdivision

Montgomery County, MD

J. Bunch

November 2011

MD SHPO

4219 East-West Highway; view toward North.

8/13

M: 35-145-2011-11-30-08





M: 35-145

Columbia Forest / Meadowbrook Village Subdivision  
Montgomery County, MD

J. Bunch

November 2011

MD SHPO

East Side of Chelton Road, North of Seaford Road;  
view toward Northeast

9/13

M: 35-145-2011-11-30-09



M; 35-135

Columbia Forest/Meadowbrook Village Subdivision  
Montgomery County, MD

J. Burch.

November 2011

MD SHPO

South side of Lynnbrook Drive, south of Steaford Road;  
view toward south.

10/13

M; 35-145-2011-11-30-10



M: 35-145

Columbia Forest/Meadowbrook Village Subdivision  
Montgomery County, MD

J. Burch

November 2011

MD SHPO

West side of Lynnbrook Drive, North of Seaford Road's  
view toward North.

11/13

M: 35-145-2011-11-30-11



M: 35-145

Columbia Forest / Meadowbrook Village Subdivision

Montgomery County, MD

J. Bunch

November 2011

MD SHPO

North side of Kentucky Way; view toward Northwest.

12/13

M: 35-145-2011-11-30-12





M: 39-145

Columbia Forest / Meadowbrook Village subdivision

Montgomery County, MD

J. Bunch

November 2011

MD SHPO

8005 Newdale Road, Modern infill construction, view  
toward southeast,

13/13

M; 35-145-2011-11-30-13

MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ☐  
no ☐

Property Name: Columbia Forest/Meadowbrook Village Subdivisions Inventory Number: M: 35-145  
Address: 4300 and 7900 blocks of Kentbury Drive City: Bethesda Zip Code: 28814  
County: Montgomery USGS Topographic Map: Washington West  
Owner: Multiple Is the property being evaluated a district? X yes  
Tax Parcel Number: Multiple Tax Map Number: HN 32- Tax Account ID Number: Multiple  
Project: Purple Line, Bethesda to Silver Spring Agency: Maryland Transit Administration  
Site visit by MHT staff: X no ☐ yes Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Is the property is located within a historic district? ☐ yes X no

If the property is within a district District Inventory Number: \_\_\_\_\_  
NR-listed district ☐ yes Eligible district ☐ yes Name of District: \_\_\_\_\_  
Preparer's Recommendation: Contributing resource ☐ yes ☐ no Non-contributing but eligible in another context ☐ yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible ☐ yes X no

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Documentation on the property/district is presented in:  
1931 and 1941 Atlas of Montgomery County, Sanborn Fire Insurance Maps

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

Kentbury Drive parallels the Georgetown Branch railroad line and the houses on the south and southeast side of Kentbury back up to the line. West of Sleaford Road, Kentbury Drive is in the Meadowbrook Village Subdivision and east of Sleaford Road, Kentbury is in the Columbia Forest Subdivision. Both subdivisions were developed between 1941 and 1942. The 4300 and 7900 blocks of Kentbury Drive are in the project Area of Potential Effect.

The houses on both blocks are on small urban lots and appear to have been built by the same developer. The houses are modest square-plan, two story buildings with brick facing and either gable or hipped roofs. The front elevation of the houses consists of two windows on the first floor and two smaller windows above. The historic placement of the entrances is under a shed-roofed porch on the side elevation. Most of the houses has been altered through the enclosure of the side porches, other side and rear additions and replacement of the windows.

This area is not significant within the historical development of suburbs in Montgomery County. It is not an excellent example of suburban-type development from this era and its architecture does not represent significant building types within the suburbs.

Prepared by: Margaret Slater, Parsons Brinckerhoff Date Prepared: 9/4/2002

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended ☐ Eligibility not recommended X  
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None  
MHT Comments

Andrew Lewis  
Reviewer, Office of Preservation Services

[Signature]  
Reviewer, NR Program

11/07/02  
Date

1/7/03  
Date

200263850

M: 35-145



4300 and 7900 Blocks of Kentbury Drive  
Columbia Forest and Meadowbrook Village Subdivisions  
Washington West, USGS Quadrangle

